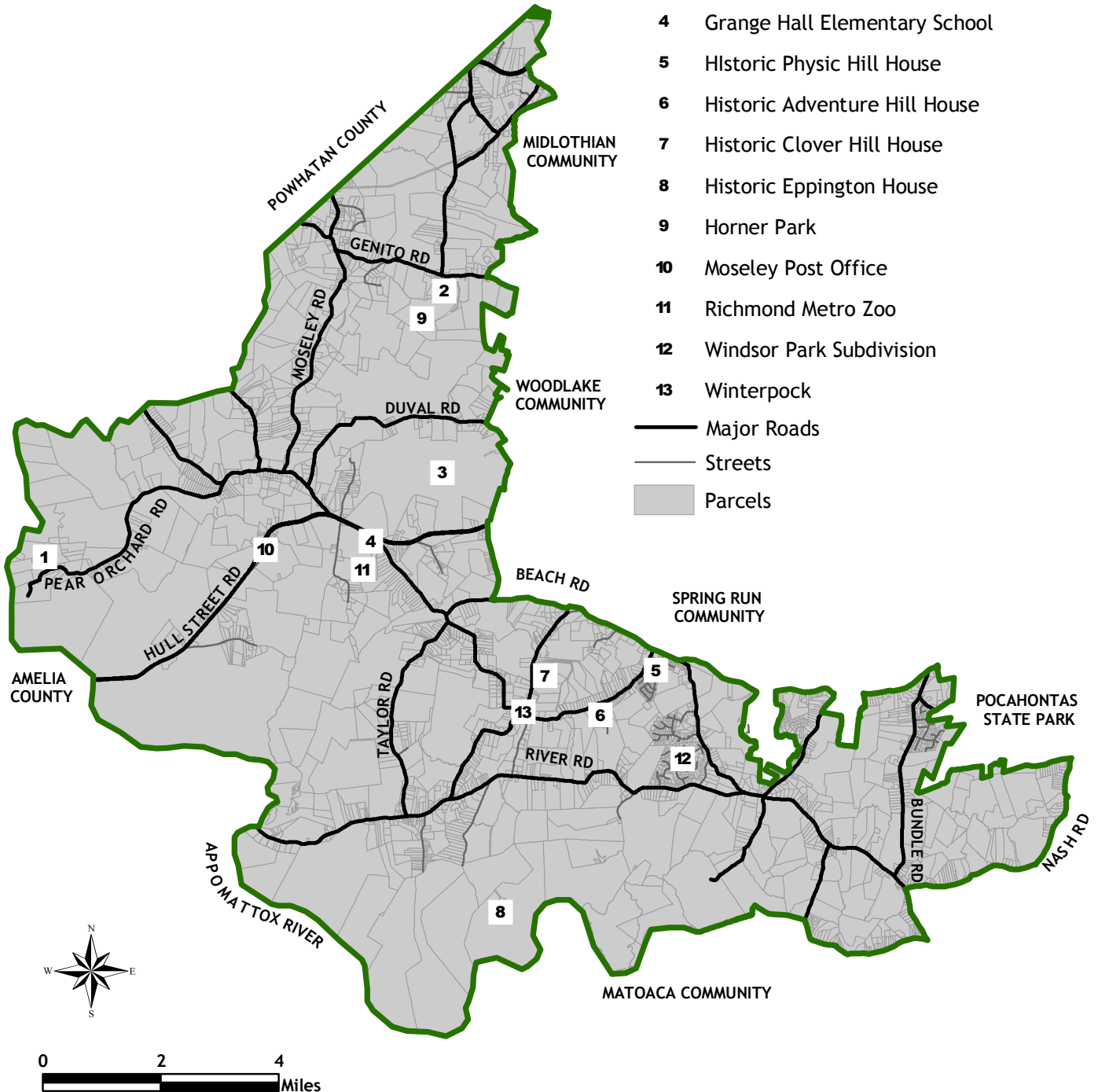


# Winterpock

## Winterpock Features

- 1 Chesterfield Berry Farm
- 2 Clover Hill Athletic Complex
- 3 Future Site of Magnolia Green Subdivision
- 4 Grange Hall Elementary School
- 5 Historic Physic Hill House
- 6 Historic Adventure Hill House
- 7 Historic Clover Hill House
- 8 Historic Eppington House
- 9 Horner Park
- 10 Moseley Post Office
- 11 Richmond Metro Zoo
- 12 Windsor Park Subdivision
- 13 Winterpock

- Major Roads
- Streets
- Parcels



# Winterpock Community Profile

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

## Strengths

- Housing turnover
- Rental occupancy trend: 1998-2003
- Single-family housing maintenance and reinvestment
- Residential code enforcement complaints per capita
- Single-family housing assessment trend from 1998 through 2003
- Police calls for service per capita
- Group A crime incidents per capita
- Group A crime incident trend from 2000 through 2003

## Challenges

- High rental occupancy rates of single-family houses
- Fire calls for service per capita
- Traffic accidents per capita

## Community Characteristics

- High rate of population growth from 1990 through 2004
- Low residential density
- Low percentage of multifamily (attached) housing units
- Newer single-family houses
- Larger single-family houses
- Higher resale single-family housing prices
- Higher resale single-family housing price changes from 1998 through 2003
- Many business licenses issued per capita
- Many licensed home-based businesses per capita



Qualla Road

# Winterpock Community Summary

POPULATION GROWTH	YEAR(S)	MEASURE	WINTERPOCK	COUNTYWIDE
Population	2004	Number of Persons	5,700	293,900
Average Annual Population Growth	1990-2004	Percentage Increase	2.4%	2%
Average Annual Population Growth	1990-2004	Numerical Increase	114	4,907
Projected Annual Population Growth	2004-2010	Percentage Increase	5.4%	2%
Projected Annual Population Growth	2004-2010	Numerical Increase	350	5,900
<b>HOUSING GROWTH (Based on Building Permits Issued For New Construction)</b>				
Single-Family Housing Growth	2003	Percentage Increase	2.12%	2.63%
Single-Family Housing Growth	2003	Numerical Increase	42	2,230
Multifamily (attached) Housing Growth	2003	Percentage Increase	0.00%	5.79%
Multifamily (attached) Housing Growth	2003	Numerical Increase	0	936
Overall Housing Growth (includes mobile homes)	2003	Percentage Increase	2.17%	3.09%
Overall Housing Growth (includes mobile homes)	2003	Numerical Increase	43	3,200
<b>GROWTH POTENTIAL</b>				
Housing Unit Growth Potential	2003	Units on Planned Land	16,455	103,074
Housing Unit Growth Potential	2003	Units on Zoned Land	5,187	43,588
Subdivision Potential (tentative subdivision plats)	2003	Approved Tentative Lots	660	10,711
Subdivision Potential (recorded subdivision lots)	2003	Vacant Recorded Lots	119	8,681
Vacant Property (no assessed improvement value)	2003	Parcels	1,208	17,343
Vacant Property (no assessed improvement value)	2003	Acres	47.813	122,618
Underimproved Property (minimal improve. value)	2003	Parcels	1,377	19,319
Underimproved Property (minimal improve. value)	2003	Acres	60,170	155,428
<b>HOUSING CONDITIONS</b>				
Housing Density	2003	Units/Acre	0.03	0.39
Single-Family Housing	2003	Units	2,028	87,495
Single-Family Housing	2003	Percentage of All Housing Units	100.00%	82.12%
Multifamily (attached) Housing	2003	Units	0	16,881
Multifamily (attached) Housing	2003	Percentage of All Housing Units	0.00%	15.84%
Owner Occupied Single-Family Housing	2003	Units	1,766	78,724
Owner Occupied Single-Family Housing	2003	Percentage of All SFR Units	87.08%	89.98%
Rental Occupancy	2003	Units	262	8,771
Rental Occupancy	2003	Percentage of All SFR Units	12.92%	10.02%
Rental Occupancy Trend	1998-2003	Percentage Change	-4.11%	-0.62%
Age of Single-Family Housing	2003	Median Age in Years	16	19
Size of Single-Family Housing	2003	Median Size, in Square Feet	2,004	1,814
Single-Family Housing Turnover	2003	Percentage of Units Sold	3.01%	6.14%
Single-Family Housing Maintenance/Reinvestment	2003	Avg. Building Permit Value/Unit	\$941	\$372
Residential Code Enforcement Complaints	2003	Number	32	2,664
Residential Code Enforcement Complaints	2003	Per Capita	0.0056	0.0094

# Winterpock Community Summary

SINGLE-FAMILY HOUSING VALUES	YEAR(S)	MEASURE	WINTERPOCK	COUNTYWIDE
All Houses: Median Sales Price	2003	Sales Price	\$220,000	\$162,000
All Houses: Median Sales Price	2003	Sales Price Increase	\$11,927	\$13,000
All Houses: Median Sales Price	2003	Sales Price Increase	5.73%	8.72%
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$12,643	\$8,500
All Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	7.01%	6.27%
New Houses: Median Sales Price	2003	Sales Price	\$201,045	\$218,784
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$8,004	\$12,432
New Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	4.54%	6.91%
Resale Houses: Median Sales Price	2003	Sales Price	\$235,250	\$147,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	\$35,300	\$12,000
Resale Houses: Median Sales Price	2003	Sales Price Increase	17.65%	8.89%
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	\$17,090	\$7,200
Resale Houses: Median Sales Price Trend	1998-2003	Annual Sales Price Increase	9.45%	5.78%
New Houses vs. Resale Houses: Sales Prices	2003	Percentage Difference	85%	149%
All Houses: Assessment Trend	1998-2003	Average Annual Increase	\$9,222	\$9,433
All Houses: Assessment Trend	1998-2003	Average Annual Increase	6.40%	7.93%
All Houses: Assessment Trend	2003	Increase	\$127	\$1,800
All Houses: Assessment Trend	2003	Increase	0.07%	1.23%
PUBLIC SAFETY				
Police Calls For Service	2003	Per Capita	0.3477	0.4748
Group A Crime Incidents	2003	Per Capita	0.0243	0.0579
Group A Crime Incident Trend	2000-2003	Annual Change Per Capita	-0.41%	0.77%
Violent Crime Incidents	2003	Per Capita	0.0051	0.0150
Property Crime Incidents	2003	Per Capita	0.0111	0.0271
Quality of Life Crime Incidents	2003	Per Capita	0.0063	0.0171
Persons on Probation	2003	Per Capita	0.0051	0.0059
Emergency Medical Calls For Service	2003	Per Capita	0.0704	0.0732
Fire Calls For Service	2003	Per Capita	0.0323	0.0287
Traffic Accidents	2003	Per Capita	0.0339	0.0230
BUSINESSES				
Businesses (licensed)	2003	Per Capita	0.0544	0.0489
Home-Based Businesses (licensed)	2003	Per Capita	0.0463	0.0282
Employment (excluding government jobs)	2002	Number of Jobs	529	91,646
COMMUNITY LIFE				
Community and Other Organizations	2003	Per Capita	0.0037	0.0033